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74-9TRANSFER
TAX
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75-2QUIT-CLAIM DEED WITHOUT COVENANT
(Release Deed)

022423

General Motors Acceptance Corporation, a corporation with a principal place of business at Detroit, Michigan, for consideration paid, RELEASES to

R.M.T. Realty Corp., a Maine corporation, whose mailing address is 347 Main Street, Waterville, ME 04901,

the land situated partially in Waterville, County of Kennebec and State of Maine, and partially in Fairfield, County of Somerset, and State of Maine, and being more particularly described in Exhibit A attached hereto and incorporated herein by reference.

This deed is given pursuant to the Judgment of Foreclosure and Sale entered in the Kennebec County Superior Court, on December 27, 1995, in an action brought by General Motors Acceptance Corporation against Herbert W. Joseph, Sr., Docket No. CV-94-321, for the foreclosure of mortgages recorded in the Kennebec County Registry of Deeds in Book 3412, Page 208, and Book 3762, Page 249, and in the Somerset County Registry of Deeds in Book 1622, Page 275. The Grantee herein was the highest bidder and purchase of said premises at a public auction conducted pursuant to said Judgment of Foreclosure and Sale.

IN WITNESS WHEREOF, General Motors Acceptance Corporation has caused this instrument to be executed by Daniel Antonelli, its Assistant Secretary, thereunto duly authorized, this 30 day of July, 1996.

WITNESS:

General Motors Acceptance
Corporation

By:

Its

DANIEL ANTONELLI

STATE OF
COUNTY OFJuly 30, 1996

Personally appeared the above-named Daniel Antonelli, Asst. Secretary of General Motors Acceptance Corporation and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of said corporation.

Before me,

Janice Gelinas
Notary Public

Printed Name: Janice Gelinas

JANICE E. GELINAS, Notary Public

My Commission Expires November 9, 1998



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Exhibit A

Parcel I:

A certain lot or parcel of land with the buildings thereon located on College Avenue, in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Beginning at an iron pin in the west line of College Avenue, which pin is situated at the southeasterly corner of the parcel conveyed by Elias A. Joseph and Herbert W. Joseph to Joseph Motor Company by deed recorded in the Kennebec County Registry of Deeds in Book 1529, Page 263; thence N 60° W a distance of six hundred and twenty-five (625) feet along land formerly of State-Land, Inc., now owned by Herbert W. Joseph to a point; thence N 30° E a distance of three hundred twenty (320) feet to a point; thence S 60° E a distance of eight hundred sixty (860) feet, more or less, to the west line of College Avenue; thence southwesterly in the west line of College Avenue a distance of three hundred ninety-six and four tenths (396.4) feet, more or less, to the point of beginning. Containing five and one-half (5.5) acres, more or less, and being the parcel upon which the former Joseph Motor Company and Joseph Subaru automobile dealership buildings are located.

SUBJECT, however, to pole rights granted to Central Maine Power Company by instruments recorded in the Kennebec County Registry of Deeds in Book 849, Page 427, Book 1517, Page 825, and Book 1565, Page 327.

ALSO, subject to a twenty (20) foot wide easement granted to the Kennebec Sanitary Treatment District as recorded in the Kennebec County Registry of Deeds in Book 1719, Page 346.

PARCEL II:

A certain lot or parcel of land in Waterville, County of Kennebec and State of Maine and in Fairfield, County of Somerset, State of Maine, more particularly described as follows:

Beginning at an iron pin at the northeast corner of land of Philip M. Rosenthal, et als, formerly of Alpheus Flood, said pin being in the westerly side line of College Avenue; thence along the said westerly side line of College Avenue about 143.7 feet to a granite monument, being the southeasterly corner of land of Robert Carey, formerly owned by Edward Hight; thence westerly along said Carey's southerly line 50 feet to a granite monument; thence northerly along said Carey's westerly line, and parallel to said College Avenue, about 150.8 feet to a granite monument; thence easterly along said Carey's northerly line 50 feet to the westerly side line of said College Avenue; thence along the said westerly side line of said College Avenue about 287 feet to a granite monument; thence deflecting to the left 1° 25' and continuing along the westerly side line of said

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College Avenue about 141.54 feet to an iron pin in the westerly side line of said College Avenue at the southeast corner of land, now or formerly of Joseph McAleer; thence westerly along the southerly line of land of said Joseph McAleer, and deflecting to the left at an angle of 88° 35' 96.5 feet to a granite monument; thence northerly along the westerly line of said McAleer's land 93.8 feet to an iron pipe and the land of Keyes Fibre Co.; thence westerly along the land of said Keyes Fibre Co. 332.15 feet; thence along land of said Keyes Fibre Co. about 989 feet to a granite monument in the easterly side line of Drummond Avenue; thence southerly along the easterly side line of said Drummond Avenue about 1080 feet to a granite monument, at the northwest corner of land of said Phillip Rosenthal; thence easterly along the northerly line of land of said Rosenthal about 1450 feet to an iron pin in the westerly side line of College Avenue and at the point of beginning, containing approximately twenty-eight acres.

Excepting and reserving therefrom a 5.5 acre parcel described as Parcel 1 above.

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19.3

RECEIVED KENNEBEC SS.

1996 AUG 29 PM 2:48

ATTEST: *Theresa B. Moore*

REGISTER OF DEEDS